WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063722 DEEDWARR
Recvd: 08/03/15 14:38 2 pgs
Fees:13.00 Taxes:1276.50
20150803-0076591

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: April 24, 2018

(AFFIX SEAL)

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. B. Monroe	C. B. Monroe	073-01-0-072.00
(NAME)	(NAME)	
1928 Riverwood Drive	1928 Riverwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy A. Slaughter, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **C. B. Monroe, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 11 and the Easterly 5 feet of Lot No. 10, on the unrecorded map of Happy Valley Subdivision, Section A, and described according to a survey made by John Kohl and Company, Licensed Land Surveyor No. 100 and dated June 28, 1985, as follows:

Beginning at a point in the Southeasterly margin of Riverwood Drive, formerly Williams Ferry Road, said point being 745 feet, more or less, from the intersection of Riverwood Drive and Cooper Lane, thence from said beginning point along the margin of Riverwood Drive 105 feet to a point; thence with the line between Lots 11 and 12 Southeasterly 162.5 feet to a point; thence Southwesterly 105 feet to a point; thence Northwesterly 161 feet, more or less, to the point of beginning.

Being the same property conveyed to Nancy A. Slaughter, unmarried from David W. Reed, unmarried by Warranty Deed dated September 2, 2003 and recorded September 9, 2003 as Instrument No. 20030909-0131511, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1928 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 30th day of July, 2015.

Nancy A. Slaughter

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be of Nancy A. Slaughter and that she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as

WITNESS my hand and seal this 30th day of July, 2015.

Notary Public Danny Lee Smith
My Commission Expires: April 24, 2018

File No.: 14122

